

Rebuilding the Palisades

Recent Developments & News

Access is *still* limited to Residents & Contractors with appraisal, testing & removal contracts only. Entry passes must be obtained at the Westwood Blvd entry of 10850 Pico Boulevard, or for county properties, the Malibu Town Hall. The passes are currently valid indefinitely, and ID checkpoints still exist. Updates will be posted at this [LINK](#).

The Disaster Recovery Center at 10850 Pico Boulevard is open 9am -7pm. All agencies are there to answer questions: FEMA, Insurance, LA County Public Works, Red Cross & Army Corps among others have tables here for information for residents.

March 8th, the CA Department of Insurance is offering confidential appointments with department experts for people impacted by the Palisades fires at the Skirball Ctr. To schedule an appointment, call (800) 927-4357. [LINK](#)

The LA Department of Building & Safety is accepting plans through their online portal, providing a path for projects that identify as fire related. Preliminarily we are observing these projects receive quick turnaround for comments. We'll update with further clarification as the process proceeds.

The "one stop shop" for permitting at LADBS West LA office is open, but our permitting partners encourage residents to submit using the online portal, to designate as fire related for expediency. We'll update when we understand how this resource is functioning for homeowners.

Palisades Community Council *continues* to have meetings, provide resources & updates as they happen. Past meeting recordings are available & a new zoom meeting on Rebuilding will happen on Feb 27th. [LINK](#)

New relief funds have been established for temporary or permanent workers and small businesses affected by income loss due to the fire, application [LINK](#).

A disaster grant for tenants & homeowners displaced by demolished residences has been set up. You can establish interest and see if you qualify at this [LINK](#)

County Dept. Of Public Health is conducting a Rapid Needs Assessment Survey to learn the best ways to help homeowners & the community. This is a push to tailor their efforts by directly hearing from you and your neighbors. [LINK](#)

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Together, we can rebuild the Palisades, the community you call home. Thank you for your continued support.

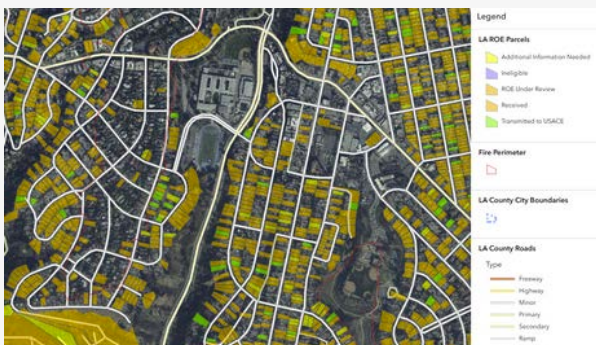
The Structure Team

USACE -Phase 2 Update

Army Corps of Engineers have started Phase 2 removal work in the Palisades, and several of our clients have been contacted that their sites will be cleared soon.

- [MAP](#) of ROE collection
- [MAP](#) of Phase 2 USACE progress

Right Of Entry forms are due by **March 31st**. They are grouping neighborhoods by the greatest number of ROE's returned, to accomplish economy of scale pricing. Clients report hearing from a USACE contractor 3-5 days before they intend to start.



Structural Elements & Debris Removal

Pools, slope-stabilizing structural walls, basement foundational elements, driveways and hillside building supports will not be removed by the Army Corps during public option cleanup. These items will be left for removal by the resident to be completed with a private contractor under a demo permit after loose debris removal is done, creating a 2nd step.

Two different paths forward are listed below but in all likelihood both will require an engineered shoring plan for submittal to obtain a permit for the structural removal of step 2.

- Private Only - Completing both steps, loose debris and then structural removal, with a private contractor. Private contractors will apply for the permits using engineered plans, and complete the shoring as needed and commence removal structural items. The insurance company would disburse benefit to you to pay the contractor.
- Public/ Private - Allow USACE to remove the loose debris on site & then hire a private contractor to clear remaining structure.
 - Homeowners must to work in concert with their insurance, as the debris payout technically belongs to LA County for USACE work completed.
 - Homeowners will be doing a draw on the debris benefit in coordination with insurance. Realistically we're hearing LA County wont be billing for many months after USACE completes work.
 - County paperwork for this financial situation is forthcoming, it's laid out in the Opt-In form terms/conditions.

We have obtained ROM pricing for clients with basements, please contact [us](#) with questions.

EPA - Phase 2 Deferred

Army Corps of Engineers has indicated in a press conference that some sites that are listed as Phase 2 Deferred will have their hazardous household waste removed by USACE, whether the property owner has filled out the ROE or not.

- This doesn't apply to every phase 2 deferred property, only those lots that are safe for USACE contractors to enter with hardhats, and currently limiting to above ground debris.
- We are awaiting clarification if this includes now open subterranean basements or similar, as USACE aren't removing basements for safety/ structural reasons. See "Structural Elements" to the right.
- *We had been told this would be transferred to the private contractors to complete during private demolition, so this has changed from previous bulletin.*

Important Dates To Know

Opt - In Debris Removal Public Option

The deadline for filing for the public clean up option for Phase 2 debris removal is **March 31st, 2025**. You can always opt out, you can't opt back in.

- [OPT-IN Form](#)
- [OPT-OUT Form](#)

FEMA Assistance

Residents seeking financial help after the wildfire disaster can still request FEMA assistance. The deadline to apply is **March 10th, 2025**.

- [Application](#)
- [Appeal FEMA Decision](#)

SBA Disaster Loans

Federal disaster assistance is available through disaster loans with the U.S. Small Business Administration; homeowners, renters, nonprofits, & businesses affected by the wildfires. Deadline to apply is **March 12th, 2025**

- [Application](#)

Worker/Business Relief

Business owners, nonprofits & workers impacted by the wildfires have less than one week left to apply for critical financial relief from the LA Region Small Business Relief / Worker Relief Funds, **March 2nd 2025**

- [Worker Relief Application](#)
- [Business Relief Application](#)

Important Resource Links

[LACity Emergency Management Department Recovery Resources](#)

[LA County Recovers](#)

[Public Debris Removal](#)

[LA County News Releases Updated daily](#)

[Army Corps of Engineers LA Wildfire Mission Updates](#)

[LA County Rebuilding - Building Like for Like Temporary housing Permit](#)

[Palisades Community Council - Next meeting Feb 27th via Zoom.](#)

[LA Disaster Relief Navigator](#)

[Right of Entry Forms & Debris Removal Info](#)

[Army Corps Of Engineers](#)

[Returning Home Safely](#)

State & Local Topics - Financial



Mortgage Relief

The State announced a new proposal to create more than \$125 million for a mortgage relief programs to assist homeowners whose homes were destroyed or severely damaged by recent natural disasters.

The proposal also includes funding to extend an existing counseling services program which would help affected homeowners navigate their recovery. [Click here](#) to learn more.



Taxes

Taxpayers & businesses in LA County are granted extensions for this years business & personal federal & state tax filings until **October 15, 2025**. Some payments & business prepayments are included. Further details are at these links:

- [Franchise Tax Board](#)
- [Internal Revenue Service](#)

CA State has suspended penalties, costs, & any interest accrued on late property tax payments until **April 10, 2026**

Please reach out with suggestions or questions

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Please visit the new Rebuilding Palisades section on our website:

<https://structurehome.com/rebuilding-palisades/>